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Proposed programme budget for the biennium 1996-1997*

Part XI Capital expenditures

Section 31
Construction, alteration, improvement and major maintenance

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* The present document contains section 31 of the proposed programme budget for the biennium 1996-1997. The complete proposed programme budget will subsequently be issued in final printed form as *Official Records of the General Assembly, Fiftieth Session, Supplement No. 6* (A/50/6/Rev.1).

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Section 31
Construction, alteration, improvement and major maintenance

Overview

Table 31.1 **Summary of requirements by programme**
(Thousands of United States dollars)

Programme	1992-1993 expenditures	1994-1995 appropriations	Resource growth		Total before recosting	Recosting	1996-1997 estimates
			Amount	Percentage			
A. Construction	62 532.7	17 241.9	(17 241.9)	(100.0)	—	—	—
B. Alteration and improvement	23 307.3	26 888.4	(3 583.1)	(13.3)	23 305.3	1 548.7	24 854.0
C. Major maintenance	11 969.2	14 316.8	4 912.4	34.3	19 229.2	2 355.4	21 584.6
Total	**97 809.2**	**58 447.1**	**(15 912.6)**	**(27.2)**	**42 534.5**	**3 904.1**	**46 438.6**

Table 31.2 **Summary of requirements by programme**
(Thousands of United States dollars)

	1992-1993 expenditures	1994-1995 appropriations	Resource growth		Total before recosting	Recosting	1996-1997 estimates
			Amount	Percentage			
A. Construction							
1. ESCAP	4 463.6	—	—	—	—	—	—
2. ECLAC	654.2	—	—	—	—	—	—
3. ECA	57 414.9	17 241.9	(17 241.9)	(100.0)	—	—	—
Total A	**62 532.7**	**17 241.9**	**(17 241.9)**	**(100.0)**	**—**	**—**	**—**
B. Alteration and improvement							
1. United Nations Headquarters, New York	11 085.7	12 706.0	(3 154.8)	(24.8)	9 551.2	461.0	10 012.2
2. United Nations Office at Geneva	8 689.2	10 889.1	(3 454.5)	(31.7)	7 434.6	377.9	7 812.5
3. United Nations Office at Vienna	446.9	—	—	—	—	—	—
4. United Nations Office at Nairobi	458.3	291.9	739.9	253.4	1 031.8	156.5	1 188.3
5. ESCAP	1 439.8	1 678.0	1 242.8	74.0	2 920.8	366.2	3 287.0
6. ECLAC	626.4	760.4	606.7	79.7	1 367.1	130.5	1 497.6
7. ECA	561.0	563.0	(274.8)	(48.8)	288.2	22.4	310.6
8. ESCWA	—	—	711.6	—	711.6	34.2	745.8
Total B	**23 307.3**	**26 888.4**	**(3 583.1)**	**(13.3)**	**23 305.3**	**1 548.7**	**24 854.0**

	1992-1993 expenditures	1994-1995 appropriations	Resource growth		Total before recosting	Recosting	1996-1997 estimates
			Amount	Percentage			
C. Major maintenance							
1. United Nations Headquarters, New York	7 464.8	6 558.6	1 219.1	18.5	7 777.7	341.5	8 119.2
2. United Nations Office at Geneva	2 467.5	3 130.2	1 253.4	40.0	4 383.6	376.7	4 760.3
3. United Nations Office at Vienna	300.0	300.0	350.0	116.6	650.0	—	650.0
4. United Nations Office at Nairobi	303.3	1 198.6	290.4	24.2	1 489.0	883.1	2 372.1
5. ESCAP	621.6	1 639.3	768.2	46.8	2 407.5	305.5	2 713.0
6. ECLAC	241.9	536.3	448.7	83.6	985.0	191.9	1 176.9
7. ECA	570.1	953.8	(155.7)	(16.3)	798.1	109.1	907.2
8. UNTSO	—	—	738.3	—	738.3	147.6	885.9
Total C	**11 969.2**	**14 316.8**	**4 912.4**	**34.3**	**19 229.2**	**2 355.4**	**21 584.6**
Total A, B and C	**97 809.2**	**58 447.1**	**(15 912.6)**	**(27.2)**	**42 534.5**	**3 904.1**	**46 438.6**

31.1 The activities under this section are described in subprogramme 5, Facilities management, maintenance and construction, of programme 43, General services, of the medium-term plan for the period 1992-1997 (A/45/6/Rev.1, paras. 43.39-43.42, and A/47/6/Rev.1).

31.2 The activities of the subprogramme are undertaken at Headquarters by the Buildings Management Service, Office of Conference and Support Services. Within their respective spheres, the organizational units of United Nations offices away from Headquarters and at the regional commissions undertaking general support services also carry out the activities under the subprogramme. Those units include, *inter alia*, General Services within the Division of Administration at the United Nations Office at Geneva, the Division of Administration and Common Services at the United Nations Office at Vienna, the United Nations Common Services at Nairobi and the divisions of administration at the regional commissions. Although the activities of the subprogramme are performed individually by those units, that portion of resources requiring capital expenditures is requested centrally under this section to ensure a coordinated and systematic approach to problems of common concern related to facilities management, major maintenance and construction. However, staff and related costs of the activities are included under section 26 of the proposed programme budget for the biennium 1996-1997.

31.3 The overall objectives of the subprogramme are to provide effective and efficient planning, management, maintenance and operation for all existing physical facilities of the Organization; to provide electronic communication expertise for meeting facilities; to plan, in particular for offices away from Headquarters, new facilities and technical installations required for intergovernmental and inter-agency meetings and conferences; and to provide support for other mandated activities of the Organization.

31.4 Major maintenance requirements vary with the age of the building, type of construction, climate and adequacy of regular maintenance programmes. The majority of United Nations properties are over 20 years old, requiring more active intervention to prevent structural, functional and technical obsolescence. Further, with new technologies in communications, office automation and information management, modifications and alterations to the buildings become necessary to accommodate the specialized requirements of those technologies. For example, the application of energy-saving technologies to existing buildings requires significant architectural and engineering modifications. Similarly, new safety and environmental standards require the renovation of existing buildings to modern standards in such areas as fire safety, access for the disabled, interior air quality, asbestos abatement and safe handling of dangerous or toxic materials.

31.5 However, historically, owing to the financial difficulties of the Organization, the management and maintenance of the facilities owned by the Organization throughout the various duty stations have suffered from low levels of funding for programmes of preventive maintenance and repair. As indicated in the

report of the Secretary-General on facilities management to the General Assembly at its forty-fifth session (A/45/796 and Add.1), during periods of severe financial constraint, it is understandable that maintenance is frequently the first area targeted for reduced or deferred expenditure, in lieu of higher-priority substantive programme activities. As deferments occur a number of times, the cumulative effect leads to breakdowns and inevitably a substantial portion of the necessarily reduced budget allocation has to be redeployed from routine maintenance to unforeseen building repair emergencies. In addition, owing to the nature of capital improvement projects, a number of which require long lead times or summer season timetables, it often proves difficult to complete approved alterations and improvement projects during the biennium in which appropriations are granted. This results in the further deferral of those projects to future bienniums, owing to the unlikelihood of the completion of projects during the financial period.

31.6 A number of projects proposed for 1996-1997 are either projects that were already approved by the General Assembly but which needed to be deferred owing to the need to undertake other unforeseen emergency projects, or are a continuation of previously approved multi-year projects. The proposals for the biennium 1996-1997, therefore, represent the continuing phase of a "catch-up" programme, which is expected to continue into succeeding bienniums and which the organizational units have the capacity to implement within their existing structure. They do not reflect the level of resources required to implement fully the programme of facilities management outlined in the above-mentioned report of the Secretary-General.

31.7 Following the Secretary-General's proposal for a satellite backbone network of the global telecommunications system for the United Nations, the General Assembly approved, by its resolution 48/262 of 14 July 1994, the establishment of the European hub station and upgrading of the New York earth station with only essential associated works within existing resources, and requested the Secretary-General to submit a report to the Assembly at its forty-ninth session, *inter alia*, setting out alternative ways of implementing his proposals. The progress report indicated that the additional resource requirements to complete the remaining satellite backbone network would be requested in the context of the proposed programme budget for the biennium 1996-1997 and would be reflected in the next report of the Secretary-General on telecommunications to be submitted to the Assembly at its fiftieth session. In that connection, included in this section of the proposed programme budget is the request for resources for the installation of earth stations at ECLAC, ESCWA and the United Nations Office at Nairobi.

31.8 The estimate of total resources required is $42,534,500, consisting of provisions for alteration and improvement ($23,305,300), of which $2,605,000 is associated with the proposed telecommunications system, and major maintenance ($19,229,200). No resources are being requested for construction.

A. Construction

31.9 The construction projects at ESCAP and ECLAC were completed in 1992 and 1993, respectively. It is anticipated that construction at ECA will be completed in 1995. No additional resources are being requested.

B. Alteration and improvement

Resource requirements (at current rates)

1. United Nations Headquarters, New York ($9,551,200)

31.10 The projects proposed for implementation at Headquarters during the biennium 1996-1997 include the following:

(a) *General facilities projects ($6,136,700)*

(i) Comprehensive study and development of a master plan for United Nations facilities in New York and the start-up of a 12-year phased priority renovation programme ($1,463,400). Owing to the age of the Headquarters complex, now over 45 years old, both the exteriors and interiors of the buildings, as well as the overall site of the complex require extensive refurbishing, upgrading and major repairs. In addition, ongoing technological innovations over the years have imposed an extraordinary burden on the mechanical and electrical support systems, which are now operating at full capacity, making them inadequate and inefficient and resulting in higher energy consumption and increased utility costs. In view of the accelerating deterioration of the facilities at Headquarters arising from the normal wear and tear of the systems over the years, the exposure of the facilities to the elements, the age and almost obsolete mechanical and electrical systems and equipment, the development of a long-term plan for major maintenance and capital improvement projects would be required. Owing to unforeseen emergency projects, resources provided in 1994-1995 were redeployed and only the study relating to the mechanical portion of the project will be completed in the current biennium. The resources requested in 1996-1997 would provide for the continuation and completion of the master plan study (structural and architectural) as well as implementation of phase I of the plan;

(ii) Continuation of a multi-year programme started in the biennium 1992-1993 to replace lighting fixtures in the Secretariat building with energy-efficient fixtures. For 1996-1997, taking into consideration that five floors per year are being renovated in the biennium 1994-1995, it is proposed to replace lighting fixtures on 10 floors at an estimated cost of $1,317,100;

(iii) Modernization and improvement of heating and air-conditioning systems. Local environmental legislation now requires the use of approved coolants in place of the currently used coolant gas freon, which has been banned. As a result, it is necessary to retrofit all equipment in the compressor room to accommodate the new approved coolants. The resources currently requested ($2,507,300) would provide for the continuation of the four-year programme of modernization and improvement, which started in the biennium 1994-1995;

(iv) Four-year programme, starting in the biennium 1996-1997, for structural and mechanical repairs and improvements to the UNITAR building. In accordance with General Assembly resolution 47/227 of 8 April 1993, ownership of the UNITAR building was transferred to the United Nations in return for the cancellation of the debt of the Institute. It is proposed to undertake a four-year programme of needed repairs and improvements on the building at an estimated cost of $848,900 for the biennium 1996-1997. These repairs and improvements are required to comply with local Occupational, Safety and Health Administration standards. The financial implications of assuming ownership of the UNITAR building, taking into account the unsafe and unsatisfactory condition of the building, were detailed in a statement of programme budget implications (A/C.5/47/82);

(b) Improvements of security and safety ($487,800). To increase the safety of the Headquarters complex for evacuation purposes in the event of emergency or total power outage and in order to comply with the new local fire code requirements, it is proposed to continue with the three-year programme of installation of back-up lighting and signposting along the proposed evacuation route in the complex, which was started during the biennium 1994-1995;

(c) Conference-servicing operations ($2,390,100). The replacement and upgrading of electronic equipment in the conference rooms of the Headquarters complex are part of a systematic

modernization programme endorsed by the General Assembly in its resolution 34/14 E of 16 November 1982. During the biennium 1996-1997, it is proposed to continue the programme, started in 1992, with the installation of new simultaneous interpretation and voting equipment in Conference Room 2 as well as new simultaneous interpretation systems in Conference Rooms 5, 6 and 10 ($2,146,200) and the second-phase replacement of the master control equipment ($243,900). The Master Control equipment, which was installed over 40 years ago and is outdated, connects the audio capabilities of all the conference rooms and verbatim reporting;

(d) Public information activities ($536,600). The resources requested would provide for the expansion and consolidation of Tape Room 3 into an independent videotape production facility, supporting Studio 4, which would serve as a multimedia/format screening production facility ($236,100) and the expansion and reconfiguration of the control room area in Studio H, in order to accommodate properly the attending delegations and production personnel, and to improve the flow of traffic in the facility ($300,500).

2. United Nations Office at Geneva ($7,434,600)

31.11 The projects proposed for implementation during the biennium 1996-1997 relate to a number of projects to modernize and upgrade the buildings and technical installations at the United Nations Office at Geneva:

(a) *General facilities projects ($3,007,700)*

(i) Modernization of lighting in Conference Rooms 3 and 7 ($230,700). After over 27 years of use, the ceiling lighting has deteriorated and is in risk of falling. The resources requested would provide for light alteration work, with the replacement of the false ceiling and of lighting fixtures (electrical panels, fire detection units, etc.);

(ii) Replacement of lighting fixtures in Rooms 17 and 18 ($454,200). After 24 years of service, owing to intensive use and the heat present in the false ceilings, the ceiling fixtures (over 600) have deteriorated and should be replaced;

(iii) Renovation of Room F3 ($64,000). To increase conference space, it is proposed to renovate a small room (F3), with a capacity of 50 seated places, with a voice amplification system and black curtains to cover the windows when videos are shown;

(iv) Asbestos abatement ($173,100). The soundproofing on the walls in Room 16, in the central part of the building, consists in part of asbestos wool and must be replaced. The estimate of resources requested would provide for the whole process of hermetically sealing, depressurizing the room and air filtering while the asbestos wool is replaced;

(v) The Medical Service area, which is both old and unsuitable for the needs of the Service, requires renovation and modernization, at a cost of $295,700;

(vi) Continuation (second phase) of the restoration of the Cour d'Honneur, the courtyard in front of the Assembly Building and bordered by its two wings ($500,000). Following an initial phase of work during 1994-1995, involving repair to the paved surface in places dangerous for those on foot, restoration of the remainder of the Cour d'Honneur is necessary after more than 45 years' exposure to the elements. The area, which constitutes the ceiling of the cafeteria, workshops and also rooms where technical equipment is kept, must be completely waterproofed to eliminate leaks currently occurring in the cafeteria kitchens;

(vii) First-phase refurbishment of the Spence Halls ($850,000). After 25 years, the ceilings in the Spence Halls on the first, second and third floors of E Building require painting and, in particular, the false ceilings and glass-fibre-insulated ventilation ducts should be replaced for health reasons;

(viii) Continuation of the reconfiguration of the first floor Council Building documents distribution area ($200,000) to rationalize and streamline the documents distribution operation;

(ix) Renovation of a small room (K4) on the fourth floor of the Secretariat Building ($160,000) used extensively for training for data-processing applications. The work required involves

double flooring for the installation of cables, installation of an air-cooling system and curtains to reduce the glare onto computer screens;

(x) Fees for construction and engineering consultants ($80,000);

(b) *Improvements of security and safety ($2,049,500)*

(i) Replacement of fire-detection devices in the Petit-Saconnex annex ($57,800), which are very old and do not conform to present standards. It would be essential to replace radioactive smoke detectors;

(ii) Access control ($845,400). Continuation of the installation of electronic access control ($115,400) at the main entrances of the Palais whereby users are recognized by means of a personal-card-authorizing entrance. In 1996-1997 a further 20 external doors will be installed with such devices. In addition, 50 magnetic-card-operated locks ($30,000) are to be installed on the doors of areas and offices that require access control but do not merit connection to the centralized access control installation; and a video surveillance system ($700,000) is to be implemented. It is proposed to monitor entrances with a video camera linked to the section control personal computer. The upgraded telephone cabling system installed in 1992 would enable video cameras to be connected to any point in the Palais. In that connection, the resources requested would provide for an engineering consultant, security control equipment, cameras, video-matrix and the necessary cabling;

(iii) Improvement of the balustrade at the Salle des Pas Perdus gallery ($86,500). The balustrade of the gallery on the fifth floor of the Assembly Building dates back to the construction of the building. It overlooks the Salle des Pas Perdus and does not meet safety standards;

(iv) Installation of emergency exits at the Le Bocage villa ($223,400). The villa is occupied by the Training and Examinations Section. Owing to the increased number of staff members in the building, rapid evacuation of the building would not be possible in case of an emergency. It is proposed to provide for further emergency exits at each end of the first floor of the wings of the villa, which would involve the transformation of one window into an external door and the addition of a metal balcony with two metal staircases;

(v) Continuation of the improvement of security signposting ($28,900). In accordance with current legislation, it is proposed to continue with the upgrading of the security signposting programme to enable the rapid evacuation of the buildings in case of an emergency;

(vi) Second-phase construction of a small building to provide for security and controlled access at the Prégny entrance ($807,500). The request relates to the creation of an outside area, completion of the inside of the building to provide minor services to visitors, as well as an identification office and area for the security officers. Although resources were provided in 1994-1995 for the project, work has been limited to the study and preliminary construction of the structure owing to the need to redeploy the resources to other projects requiring immediate corrective action;

(c) *Technical installations ($2,377,400)*

(i) Improvement and replacement, after 25 years of use, of backup lighting at the Palais (first phase), in conformity with regulations concerning backup lighting, in particular in the corridors, basements, stairwells and certain large areas, and in E Building ($209,000);

(ii) Replacement of the 30-year-old Petit-Saconnex cross-bar Private Branch Exchange (PBX) by a remote partition of the Palais des Nations digital PBX, including upgrading of the existing cabling structure ($721,000);

(iii) Continuation of the replacement of power lines and cables in the Petit-Saconnex annex, installed at the time the prefabricated buildings were assembled in 1967, owing to technological innovations ($72,100);

(iv) Installation of seven uninterruptible power supply units for the Réseau Fédérateur Informatique, which has experienced an average of 100 power interruptions per year ($600,000). The

resources include the necessary cabling, technical work and building and minor construction work for the installation of the units;

(v) Modernization (first phase) of the building automation system, dating back to 1977, which monitors and regulates the air conditioning and heating installations ($360,500);

(vi) Upgrading of the equipment to manage the Alcatel OPUS digital PBX network installed at the Palais des Nations and other remote sites in Geneva ($214,800). With the installation of the network at Geneva, a low-level PC-based system for its administration was initially installed. However, with the increased number of users (5,000) during peak periods, volume of calls per day (10,000 outgoing and 30,000 total communications) and the link with other Geneva sites, the current system can no longer provide sufficient control to avoid misuse of the facility or preventive measures to avoid congestion and emergency situations;

(vii) Upgrading of the digital private automatic exchange (PAX) and voice mail system to accommodate asynchronous transfer mode (ATM) technology, which will enable consolidation of national Posts and Telecommunications Authority (PTT) lines and improved telephone service, and will enhance access to the United Nations global network system. Further, the upgrading provides a base for the introduction of new technologies such as tele-surveillance and video-conferencing ($200,000).

3. United Nations Office at Vienna

31.12 No resources are being requested for the United Nations Office at Vienna.

4. United Nations Office at Nairobi ($1,031,800)

31.13 Resources are requested for the following projects:

(a) *Alterations and improvements on the building structure and grounds ($80,500)*. Installation of fire-alarm systems in the old building blocks and connection to the existing system ($22,500), installation of electronic security fencing to ensure better security and control of the premises ($10,000), continuation of the landscaping of the grounds ($15,000) and improvements to the conference-servicing facilities with the upgrading of existing audiovisual equipment ($33,000);

(b) *Technical installations ($951,300)*. A one-time provision is requested to cover site preparation, acquisition, installation and system integration of the satellite earth station in association with the proposed satellite backbone network of the global telecommunications system for the United Nations.

5. Economic Commission for Asia and the Pacific ($2,920,800)

31.14 The projects proposed for implementation during the biennium 1996-1997 relate to the following:

(a) Continuation of the programme of conversion of space, by maximizing the use of the convenience offered by the new walkways joining the three structures at the ESCAP complex, that is, the Conference Centre, the Secretariat Building and the Service Building, through the relocation of as many as possible of the common facilities used by persons working in the United Nations buildings on the first ("circulation") floor. In that connection, three large alteration projects are proposed:

(i) Relocation of the United Nations Library ($1,300,000) to the ground and first floors of the Secretariat Building, providing increased floor area for additional offices; an area for acquisition and technical processing activities; and a security and safety checking/reception area at the main pedestrian entry for persons seeking assistance from UNHCR. The resources requested would provide, in particular, for construction, decking and finishing of the mezzanine floor; fixtures and furnishings; modification of air-conditioning and lighting; expansion of access to fire exits; creation of work-stations; and construction of a walkway to the lobby of the Secretariat Building;

(ii) Relocation of the staff cafeteria and canteen ($1,241,600). The staff cafeteria will have been in service for nearly 22 years, without major upgrading. In an effort to modernize the cafeteria and improve space utilization and access in the building, it is proposed to relocate both the staff cafeteria and canteen to the first floor of the Service Building. The resources requested would

allow for the refurbishment of the first floor area, including installation of a fire-fighting system; modification of the air-conditioning, exhaust ventilation, lighting and plumbing systems; changing room facilities; and replacement of cafeteria furniture and equipment;

(iii) Refurbishment of B Block of the Secretariat Building, increasing the available floor space, as well as permitting more efficient use of the ground floor B Block, which is currently not utilized. The resources requested ($200,000) would provide for the construction of a mezzanine level on the ground floor of B Block, including modification of the air-conditioning and lighting system; installation of office and special-use areas; and floor covering and wall treatment;

(b) Installation of an air pressurization system in the emergency fire escape stairways of both A and B Blocks of the Secretariat Building, which will activate in case of fire and will ensure that the stairways remain free of smoke ($102,400);

(c) Modification of the air ventilation and exhaust systems of the Conference Building kitchens to reduce the level of noise generated by the present installation ($76,800).

6. Economic Commission for Latin America and the Caribbean ($1,367,100)

31.15 Resources requested under alterations and improvements relate to the following projects:

(a) Continuation of general facilities projects ($225,000). Replacement of existing substandard office panels with acoustical, insulated and fire-protected panels ($100,000), installation of false ceilings and insulation in walls to promote energy conservation ($20,000), installation of a labour-saving automated lawn sprinkler system in the south garden of the complex ($10,000), modernization of fire exit staircases in compliance with current code requirements and to improve handicapped access ($45,000) and the start of a multi-year project of installation of workstations for improved space utilization ($50,000);

(b) Continuation of technical installation projects ($1,142,100). Upgrading of all electrical wiring in the buildings to support increased power demands arising from technological innovations ($100,000), installation of race-ways to accommodate new communication lines between the mainframe and computer network ($10,000), upgrading of the meridian digital telephone private automatic branch exchange (PABX), including the installation of voice-mail facilities ($30,000), upgrading of the existing lighting system ($10,000), extension of the fire-protection and security-detection system ($50,000) and a one-time provision to cover site preparation, acquisition, installation and system integration of the satellite earth station in association with the proposed satellite backbone network of the global telecommunications system for the United Nations ($942,100).

7. Economic Commission for Africa ($288,200)

31.16 The resources requested would provide for the replacement of light fixtures in both the Africa Hall and Extension Office Buildings ($40,900), renovation to the ground access areas of the Africa Hall Building ($65,500), the basements of the Extension Office Building ($40,900) and the cafeteria area ($40,900), maintenance of the garden and landscaped areas ($50,000) and continuation of the replacement programme of systems design furniture for improved space utilization ($50,000).

8. Economic and Social Commission for Western Asia ($711,600)

31.17 A one-time provision of $711,600 is being requested in connection with the proposed satellite backbone network of the global telecommunications system. The resources relate to site preparation, the cost of purchase and installation of the earth station and systems integration of the equipment at ESCWA. The eventual siting of the earth station is dependent upon the final decision on the relocation of ESCWA.

C. Major maintenance

Resource requirements (at current rates)

1. United Nations Headquarters, New York ($7,777,700)

31.18 The resources requested under major maintenance would provide for the continuing critical maintenance activities at Headquarters. It includes the proposed contracting out of certain activities related to carpentry operations, carpets and heating, ventilation and air-conditioning unit maintenance work, the activities formerly assigned to a number of Trades and Craft category posts proposed for abolition under section 26D of the proposed programme budget for the biennium 1996-1997. The following projects are proposed during 1996-1997:

(a) *Heating, ventilation and air-conditioning ($698,300)*. The resources requested under this heading would provide for the replacement of bearings and shafts on specific fans and air-conditioning systems of larger capacities, as well as the repair and refurbishing of equipment in the compressor room and various fan rooms;

(b) *Electrical maintenance ($299,300)*. The projects under this heading, to be completed by outside contractors, include the replacement of magnetic circuit breakers in sub-distribution panels; maintenance and replacement of lighting equipment throughout the complex, including bulb replacement, changing/refurbishing fixture casings and grills, and replacement of lighting ballasts; replacement of dimmer controls and receptacles; replacement of electronic wall clocks; calibration of connections on switchboards; and replacement of motor controls;

(c) *Plumbing maintenance ($498,800)*. The resources requested under this heading would provide for the replacement of damaged and defective piping and valves throughout the complex; replacement of bathroom fixtures as required, of domestic hot-water coils, plumbing gratings and traps; replacement of heating and cooling coils; and the repair and maintenance of conveyors in the Secretariat Building, electric/pneumatic doors, dumb waiters, overhead roll-up doors, river-water intake equipment and sump pits;

(d) *Replacement of carpets, curtains and upholstery work ($1,436,500)*. An amount of $798,100 relates to the contracting out of work related to the regular replacement and repair programme of carpets, curtains and venetian blinds throughout the complex, as well as the reupholstering of conference room furniture. In relation to the major conference rooms and public areas throughout the Conference Building, the carpeting has suffered wear and tear over time and poses a potential safety hazard. In that connection, a carpet replacement programme is proposed, extending over several years and beginning in 1996-1997. During 1996-1997, carpet replacement, at a cost of $638,400, would include the Council Chambers, Delegates Lounge, second floor corridor of the Conference Building and Conference Rooms 1 and 2;

(e) *Carpentry ($49,900)*. The resources requested would provide for the rebuilding and refurbishing of class A furniture in all buildings. The services under this heading would be provided through contracting out;

(f) *Painting ($748,200)*. Painting projects are proposed for various areas of the General Assembly Building, Secretariat, Library, Conference Building, South Annex and North Lawn Buildings, as well as the traffic line markings within the complex;

(g) *General maintenance ($997,600)*. Resources under this heading would provide for the replacement of the Secretariat Building spandrel glass panels in between floors, glass panes throughout the rest of the complex, caulking and repair of expansion joints, replacement of floor tile materials, exterior door saddles and sash balances for windows throughout the Secretariat; concrete curbing throughout the complex; and gardening and installation of lawn sprinklers for the north garden;

(h) *Asbestos abatement and environment testing ($997,600)*. The multi-year asbestos abatement programme, started at Headquarters during the biennium 1988-1989, will continue during 1996-1997

in selected areas of the Headquarters complex, in accordance with technical guidelines, air quality surveys and existing conditions;

(i) *Refurbishment of offices of Conference Rooms 1, 2, 3 and 4 and the Trusteeship Council ($324,200).* The suites of offices adjacent to Conference Rooms 1, 2, 3 and 4 and the Trusteeship Council have deteriorated over the years and require refurbishment. Resources requested would provide for the replacement of carpets, painting of the rooms and refurbishing or replacement of existing furniture;

(j) *Structural and architectural maintenance ($1,727,300).* A number of projects are proposed under this heading:

(i) Conference Building roof repairs ($279,300). Owing to severe weather conditions over the last two years, the second-floor balcony roof of the Conference Building, in front of the North Delegates' Lounge, has deteriorated beyond repair and requires critical work to prevent further leaks and damage to the office space below, which has already experienced flooding;

(ii) Replacement of the concrete pavement at the Peace Bell court ($189,500). The estimated requirements under this heading relate to the continuation of the pavement replacement project begun in 1988. Since the commencement of the project, the court area surrounding the Peace Bell has weakened, resulting in frequent leakage into Conference Rooms A, B, C and D. Appropriate repairs would, therefore, be required. The project was deferred during the biennium 1994-1995 owing to other emergencies requiring immediate corrective action;

(iii) Replacement of the south concrete pavement in front of the General Assembly Building ($164,600). The resources requested under this heading relate to the continuation of the pavement replacement project begun in 1988. Since the commencement of the project, the walkway has weakened, resulting in frequent leakage into Conference Rooms 7 and 8. Appropriate repairs would, therefore, be required;

(iv) Waterproofing of the 6th and 16th floors of the mechanical equipment rooms of the Secretariat Building ($279,300). Owing to the normal expansion and contraction of the concrete surfaces, the floors of the four mechanical equipment rooms in the Secretariat Building have suffered damage. Over the years, this shifting has created cracks in the surfaces, thus permitting leakages to occur following condensation or pipe breakage. Remedial action was taken in 1994-1995 for two of the four mechanical room floors. Continuing with this repair programme, resources are requested in 1996-1997 for appropriate remedial action to be taken on the two remaining mechanical floors;

(v) Waterproofing of the floors in the first basement and the remaining section of the second basement of the garage ($329,200). Under the restoration and waterproofing programme for the United Nations garage carried out during 1992-1993, the hazardous structural conditions that affected the concrete slab on the second level of the garage were eliminated. With regard to the first level of the garage, although no imminent failure has been assessed, the concrete floor has suffered damage resulting from the absorption of salts during winter periods. To avoid future structural damage, resources are requested to waterproof the first level as well as to complete the remaining section of the second level;

(vi) Maintenance of the residence of the Secretary-General ($485,400). The resources requested would cover only the most essential architectural repairs, rehabilitation of the facades, replacement of windows and the needed repairs to the roof, to preserve the architectural and structural integrity of the residence. In addition, upgrading of the plumbing system is required to meet local standards.

2. United Nations Office at Geneva ($4,383,600)

31.19 As part of the continuing major maintenance programme, the following projects would be undertaken during the biennium 1996-1997:

(a) *Building structures and grounds ($2,305,200)*

(i) Replacement of expansion tanks in the Palais boiler plant ($68,400). The boiler plant expansion chamber, located on the ninth floor of the Assembly Building dates from the 1960s. In order to avoid any further risk of leaks, as occurred in March 1994, it is proposed to install a new system in the boiler plant;

(ii) Replacement of drain pipes and sanitary equipment ($205,300). Continuation of the programme of replacement of horizontal drain pipes running under sanitary installations in the Palais and its annexes, which have been in service for more than 60 years; and replacement of sanitary equipment, much of which dates from the time of the League of Nations;

(iii) Replacement of water distribution pipes in the buildings ($68,400). Continuation of the programme of replacement of pipes used for water distribution in the buildings (hot water, cold water, chilled water, etc.) and outside (connections for watering the grounds, fire hydrants, etc.), after more than 60 years of service;

(iv) Multi-year refurbishment programme of offices in the old buildings ($582,000). For the biennium 1996-1997, the resources requested would provide for the refurbishment of 160 of the 220 offices that require immediate refurbishment;

(v) Replacement of revolving doors ($150,700). Continuation of the programme of replacement of external revolving doors at the Palais. Five more doors at exits 39, 40 and 41 are to be replaced;

(vi) Replacement of double glazing ($102,700). Owing to their dilapidated condition, the double-glazed windows are no longer airtight and suffer from declining insulation efficiency. The resources requested would provide for the replacement of approximately 60 windows in E Building;

(vii) Repair of paved areas and car parks ($187,600). Continuation of the programme for the maintenance and repair of external paved areas (roads and car parks);

(viii) Assembly Building roof repairs ($164,400). Continuation of the programme for the maintenance of the roof of the Assembly Building, including essential repairs to the plant room close to the glass roof;

(ix) Maintenance and repairs to the first and second floors of the conference area of E Building and repair to metal staircases inside the building that link the three levels of the conference sector ($112,300);

(x) Restoration/replacement of curtains and blinds ($324,500). Replacement of curtains in Conference Room 11 and first-phase replacement of curtains in Room 21 of the Council Chamber, owing to their dilapidated condition ($136,900); and repair and replacement of the 400 blinds in E Building and replacement of the operating mechanisms of the blinds of the first floor of the Secretariat Building ($187,600);

(xi) Refurbishment of furniture in Conference Rooms 3, 8 and 9 ($68,400). Approximately 550 wood and leather chairs, which date from the time of construction of the Palais, require refurbishment or replacement;

(xii) Refurbishment of corridors in the old building owing to their dilapidated condition. The resources requested ($174,600) would provide for sanding of walls and ceilings and cleaning of cable ducts;

(xiii) Refurbishment of wood panelling ($54,800). The wood panelling and tables in Room 8, a gift from the Government of Denmark at the time of construction of the Palais in 1935, requires refurbishment;

(xiv) Fees for architects and construction and engineering consultants ($41,100);

(b) *Technical equipment and installations ($1,862,700)*

(i) Replacement of lifts ($1,027,100). After a number of years of intensive use, lifts 7A and 7B (37 years) and lifts 29 and 30 (26 years) require replacement and modernization. The resources requested would provide for a duplex operating lift system in order to halve the number of trips and reduce wear and energy consumption;

(ii) Multi-year major maintenance of the four low-voltage electric power distribution units at the Palais ($226,000). In addition to regular maintenance of the units, in accordance with local legislation, the old back-up batteries containing dangerous toxic products must be replaced. It is proposed to carry out this work over two bienniums beginning in 1996-1997;

(iii) Replacement of uninterruptible power supply units and batteries ($130,300). Electricity supplied to the secretariat's data-processing centre in Room K119 passes through a unit installed in 1988. After nine years of service, it is necessary to replace it and the other 82 batteries used by the data-processing centre supply installations;

(iv) Replacement of air-conditioning units ($390,200). The resources requested would provide for the replacement of the filters, pre-heater batteries and humidifiers of the air-conditioning units in the document reproduction shops, which have been in service for 25 years ($239,600); the air-conditioning unit in the data-processing centre, installed in 1981 ($61,600); a number of small stand-alone units placed in decentralized data-processing areas ($13,700); and the air-conditioning unit on the sixth floor, D Building, which has been in service for more than 15 years and suffers from frequent breakdowns ($75,300);

(v) Overhauling of two generators ($89,100). There are four emergency generators at the Palais, installed in the early 1970s. The two oldest generators were fully overhauled previously and resources are now requested to cover the cost of overhauling the remaining set;

(c) *Improvements of security and safety ($215,700)*

(i) First-phase replacement of internal fire points ($116,400). The 122 fire points located throughout the old Palais buildings date from the time of its construction. After more than 60 years, the fabric hoses, wound over metallic drums, suffer from cracks and are no longer resistant to water pressure if used;

(ii) Replacement of the alarm system in the La Fenêtre villa ($13,700). The alarm system in the La Fenêtre villa, the residence of the Director-General, entered into operation in 1987. This model is no longer manufactured and spare parts are unobtainable. A replacement is necessary;

(iii) Repair and maintenance of fences surrounding the Palais grounds ($85,600). In some areas, the railings surrounding the Palais are in poor condition, allowing easy entry.

3. United Nations Office at Vienna ($650,000)

31.20 Under the terms of the 1981 agreement on the Common Fund for Major Repairs between the United Nations, the IAEA, UNIDO and the Government of Austria, each of the four parties to the agreement has to date been required to contribute $25,000 annually to the Common Fund. In addition, disbursements made for major repairs and replacement are to be reimbursed into the Fund in equal shares by the parties during the subsequent year, on the understanding that no party shall be required in any one calendar year to make a total payment in excess of $150,000. However, the Government of Austria would be financially liable to meet that portion of the cost in any one calendar year which may exceed the financial liability of the organizations.

31.21 The terms of the agreement were to be reviewed initially after 10 years (i.e. in 1991) and subsequently every 5 years. However, renegotiation was not pursued in 1991 by the Government of Austria or the organizations, and the status quo has prevailed through the biennium 1994-1995. During recent negotiations, agreement was reached on the financial liability of each of the organizations at the Vienna International Centre. The revised rates require a contribution by each organization of an amount not exceeding $325,000 per annum, being the sum of the contribution to the working capital of the Fund and

the maximum total reimbursement for actual expenditures. The revised rates will take effect in 1996 and are subject to review in the year 2000.

31.22 The resources requested by the United Nations Office at Vienna ($650,000), reflecting an increase from the base of $350,000, correspond to its share for the biennium under the terms of the quadripartite agreement on the Common Fund for Major Repairs.

4. United Nations Office at Nairobi ($1,489,000)

31.23 The major projects proposed by the United Nations Office at Nairobi during the biennium 1996-1997 relate to:

(a) *Building structures and grounds ($1,033,400)*. External repair and maintenance work on buildings, including the roofs and facades ($96,000), repair and maintenance of the concealed drainage system ($13,400) and replacement of carpets in offices, conference rooms and lounges, and repair to the asphalt area of the main entrance ($924,000);

(b) *Technical installations ($455,600)*. The resources requested would cover the maintenance of the solar heating system ($3,800); spares for technical installations ($7,500), upgrading of the generator exhaust system and emergency generators ($362,500), upgrading of the high-voltage transformer, including the power distribution system ($28,800) and maintenance and upgrading of catering equipment, including the chiller rooms ($53,000).

5. Economic and Social Commission for Asia and the Pacific ($2,407,500)

31.24 The resources requested under major maintenance would enable the continuation of the established long-term maintenance programme on the buildings at ESCAP, which, in the case of the Secretariat and Service Buildings, will be 22 years old. The major projects planned for 1996-1997 are the following:

(a) *Building structures ($512,100)*. Rectification of vibration problems on the ground floor B Block of the Secretariat Building ($153,600), and installation of mobile roof gondolas or work platforms on the roof of both A and B Blocks of the Secretariat Building to enable regular marble and other facade maintenance ($358,500);

(b) *Technical installations ($1,895,400)*. Phase two and completion of the programme to modernize the air-conditioning system in the Secretariat and Service Buildings, which commenced during the biennium 1994-1995 ($256,100), replacement of the passenger elevator control systems in both the Secretariat and Service Buildings, deferred in 1994-1995 owing to other essential work that had to be undertaken ($820,000), replacement of air-conditioning chiller plant units No. 1 and 2 using chlorofluorocarbons, in accordance with environmental legislation ($665,700), regular programmed annual maintenance of the 69-kilovolt high-voltage transformers and switch gear ($102,400) and replacement of the submersible water pump in the water well and the water well tube casing, in place since 1975 and in need of attention. The water well provides water to the complex whenever the city mains water supply is insufficient or is cut off altogether ($51,200).

6. Economic Commission for Latin America and the Caribbean ($985,000)

31.25 The resources requested under major maintenance would provide for the continuation of the multi-year maintenance and repair of the building structures and grounds of ECLAC, as well as the technical installations. The projects proposed in 1996-1997 are:

(a) *Building structure and grounds ($565,000)*. Cleaning of concrete surfaces and aluminum window frames affected by oxidation and normal wear and tear ($15,000), waterproofing of the roof of the Main Building and bunkers ($60,000), paving of the front of the building and some walkways, which have deteriorated owing to ground settlement over the years ($25,000), sealing the bottom of the pond as well as the repaving of roads within the compound ($20,000), reconditioning of the toilets in the Main Building, including changing basins, taps and floor and wall tiling, as necessary ($50,000), changing floor tiling in the Main Building ($40,000), reinstalling window panes in the Documents Research Centre Building ($80,000), replacement of three boilers ($100,000), replacement of the exhaust and air-injection systems in the boiler room ($20,000), replacement of the chiller in the North Building ($80,000) and reconditioning of the West Building fence ($75,000);

(b) *Technical installations ($420,000)*. Installation of a new summer/winter control system for the Documents Research Centre Building and upgrading the heating system in the North Building ($50,000), installation of a new emergency change-over switch, updating of electrical panels in the boiler room, Main and Documents Research Centre Buildings, owing to obsolescence ($15,000), replacement of the air-conditioning system in the Documents Research Centre Building and fresh air-intake and ventilation system for the Main Building, with more modern automatic zone control and temperature regulation system ($100,000), replacement of two lift cabins and the associated electronic control panel ($90,000), replacement of the air-distribution system of all the service areas ($40,000) and installation of a fan coil system in the Documents Research Centre Building ($125,000).

7. Economic Commission for Africa ($798,100)

31.26 In connection with the continuation of the programme of upgrading and improvement of the existing facilities, the estimated resources requested relate to repairs to the damaged/deteriorated external cantilevered ceiling of the rotunda area of Africa Hall ($40,900), roof renovation to Africa Hall and the installation of reinforced sheeting on the Secretariat Building ($133,400), maintenance of the water fountain area ($50,000), maintenance and resurfacing of the asphalt pavements ($100,000), spares for technical installations ($300,000), maintenance of the conference room area ($50,000) and the maintenance and servicing of technical installations at ECA, including conference-servicing facilities ($123,800).

8. United Nations Truce Supervision Organization ($738,300)

31.27 The east wing of the headquarters of UNTSO, located in Government House, Jerusalem, has for several years suffered from the effects of movement in the ground under and around the foundations, owing to leaks from underground water pipes, as well as minor earthquakes and sonic booms of overflying aircraft, rendering the offices and the main conference rooms unsafe.

31.28 Estimated resources of $738,300 are requested to engage the services of engineers and architects to prepare a clear plan of the building, tender documents and specifications, and perform remedial work on the foundation, walls, floors and supporting columns of the structure.